COVER SHEET

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S.E.C. Registration Number

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(FORMERLY EAST ASIA POWER RESOURCES CORPORATION)

(Company's Full Name)

35th Floor Century Diamond Tower, Century City, Kalayaan Ave. cor. Salamanca St., Brgy. Poblacion, Makati City

(Business Address: No. Street City / Town / Province)

Atty. Isabelita Ching-Sales	(632) 7935501
Contact Person	Company Telephone Number

SEC FORM 17-C

1	2		3	1
Month	Day		FORM TYPE	Month Day
Fiscal Year				Annual Meeting

Secondary License Type, If Applicable

Dept. Requiring this Doc.		Amended Articles Number/Section

Total Amount of Borrowings

To be accomplished by SEC Personnel concerned

File Number _____ LCU

Document I.D. _____ Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c)(iii) THEREUNDER

1. Date of Report (Date of earliest event reported): **September 14, 2026**

2. SEC Identification Number: **60566**

3. BIR Tax Identification No. : **004-504-281-000**

4. Exact name of issuer as specified in its charter:

CENTURY PROPERTIES GROUP INC.

5. Province, country or other jurisdiction of incorporation: **Metro Manila**

6. Industry Classification Code: [ ] (SEC Use Only)

7. Address of principal office/Postal Code: **35th Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City 1210**

8. Issuer's telephone number, including area code: **(632) 7-793-8905**

9. Former name or former address, if changed since last report: n/a

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	**11,599,600,690**
Preferred Shares	**20,000,000**

11. Indicate the item numbers reported herein: **Item 9**

Item 9. Other Events / Material Information

Century Properties Group Inc. would like to inform the Honorable Commission that the Company has seeded last Saturday, September 12, 2026, a press release entitled:

Century Properties Takes its Premium Playbook to General Trias, Cavite

Attached is the Press Release for reference.

Any forward-looking statements contained in the press release are based upon what management of the Company believes are reasonable assumptions. There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes to update such forward-looking statements if circumstances or management's estimates or opinions should change.

The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CENTURY PROPERTIES GROUP INC.

By:

ATTY. ISABELITA CHING SALES
Chief Information and Compliance Officer

PRESS RELEASE – FOR BUSINESS

Contact:
Henry Barrameda: +63 9989902030; henry.barrameda@century-properties.com

Century Properties Takes its Premium Playbook to General Trias, Cavite

Century Properties Group (CPG) is pushing deeper into the CALABARZON area, officially unwrapping its new premium housing bet in General Trias, Cavite.

The Antonio-led developer formally opened the show village for Cerulean Residences on Saturday, moving the 25-hectare, 1,100-home project from the drawing board to reality. With a P5.6-billion capital outlay, the development—soft-launched in February under Century Limitless Corp.—forms a major part of CPG's strategy to expand its presence in high-growth corridors outside Metro Manila.

"Opening the Cerulean show village is how a project stops being a plan and starts being a place," CPG Managing Director Carlo Antonio said, noting that letting buyers physically walk through the houses is what shifts a project from renderings to real market traction.

A two-pronged approach

Cerulean sits in CPG's premium tier, running alongside the aggressive nationwide rollout of its affordable first-home brand, PHirst.

The company is essentially hitting the Cavite market from two sides, aiming to capture different income brackets in the same area. "By balancing our PHirst and Premium residential segments, we are able to sustain growth while expanding our footprint," Antonio said. "General Trias is a clear illustration of that approach. We are present in the same corridor at two distinct price points."

Beyond being a residential enclave, the estate includes a planned commercial hub, Century Lifepark, envisioned to turn the area into a self-sustaining neighborhood for both residents and the surrounding community.

Riding the infra wave

CPG's move into General Trias is a calculated bet on Southern Luzon's ongoing infrastructure boom.

Located in Barangay San Francisco along Arnaldo Highway, the project is just a stone's throw from the newly opened Governor's Drive exit of the Cavite-Laguna Expressway (CALAX). The estate is banking on CALAX and CAVITEX to continuously shorten the travel time between Cavite and the capital.

It also taps into an established local economy. With hubs like Gateway Business Park and the New Cavite Industrial City nearby, the area is already teeming with commercial and industrial activity.

"General Trias is a location that the market has already chosen," Antonio pointed out. The jobs and connectivity are already there, he added, but noted a gap in the local real estate market. "What has been missing is premium residential supply that matches the profile of the people already living and working in this corridor."

Resort-style living, but make it horizontal

While CPG made its name on high-rise urban developments, it's translating its signature resort-inspired amenities into a traditional house-and-lot format.

Taking cues from the company's past award-winning projects like Azure and Acqua, Cerulean will feature over 1,100 two-storey homes designed with modern, minimalist layouts for growing families while also offering the convenience of a perimeter fence, a gate, and a 2-car garage with an EV charger provision already built-in upon delivery. The community will center around active zones, green spaces, and water attractions.

"Our premium segment has always been built on differentiation rather than volume alone," Antonio said, emphasizing that the project applies four decades of condo and community design to a horizontal format. "We are creating more than just houses, we are giving families the opportunity to truly move up."

The Cerulean Residences Show Village is now open to visitors in General Trias, Cavite. #